

048.0

0007

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

887,300 /

887,300

USE VALUE:

887,300 /

887,300

ASSESSED:

887,300 /

887,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
 Properties Inc.

No	Alt No	Direction/Street/City
5		PARALLEL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAURO MATTHEW Z	
Owner 2: BROWN CARI	
Owner 3:	
Street 1: 5 PARALLEL ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: SPENCE MICHAEL C--ETAL -
Owner 2: SPENCE JANICE M -
Street 1: 5 PARALLEL STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

Owner 1: SPENCE MICHAEL C--ETAL -
Owner 2: SPENCE JANICE M -
Street 1: 5 PARALLEL STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

Owner 1: SPENCE MICHAEL C--ETAL -
Owner 2: SPENCE JANICE M -
Street 1: 5 PARALLEL STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,520 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Asbestos Exterior and 1994 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6520		Sq. Ft.	Site		0	80.	0.94	1									492,479						492,500	

Total AC/HA: 0.14968

Total SF/SM: 6520

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 492,479

Spl Credit

Total: 492,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 887,300 / 887,300
 887,300 / 887,300
 887,300 / 887,300

APPRAISED:

887,300 /

887,300

USE VALUE:

887,300 /

887,300

ASSESSED:

887,300 /

887,300

User Acct

34536

GIS Ref

GIS Ref

Insp Date

01/13/09

PRINT

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	5 - Asbestos	
Sec Wall:	4 - Vinyl	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

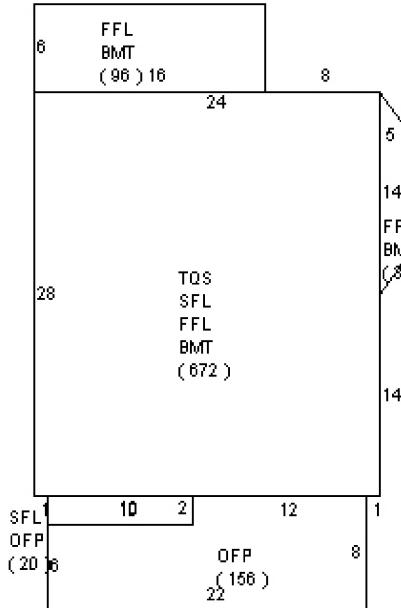
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X12	A	AV	1915	32.36	T	40	101			2,800			2,800

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

COMMENTS

OF=SHOWER STALL AND SINK TFL, JACUZZI TUB N BATH, SINK IN SFL, BMT SINK.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 1	HB

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	18.6	%	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.17657971
Const Adj.:	0.94535542
Adj \$ / SQ:	144.597
Other Features:	110500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481523
Depreciation:	89563
Depreciated Total:	391960

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.06
Special Features:	0	Val/Su Net:	132.08
Final Total:	392000	Val/Su SzAd:	196.59

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

048.0-0007-0003.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value
BMT	Basement	798	43.380	34,617
FFL	First Floor	798	144.600	115,389
SFL	Second Floor	692	144.600	100,061
TQS	3/4 Story	504	144.600	72,877
OPF	Open Porch	176	24.460	4,305

Size Ad**Gross Are****3136****FinArea****1994**

Net Sketched Area:	2,968	Total:	327,249
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Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc